

PLAN NOTES

- THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC ON JANUARY 8, 2023.
 - SURVEY TRAVERSE POINTS 1, 3 AND 6 WERE OBSERVED WITH A CARLSON BRX+ GPS RECEIVER USING THE MASSDOT MGORS RTK NETWORK.
HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET
VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 128) - US FEET
 - ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
 - THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
 - THE LIMIT OF THE POND SHOWN HEREON IS THAT OF RECORD WITH THE USGS AND PROMULGATED BY MASSGIS. SOURCE: MASSGIS (BUREAU OF GEOGRAPHIC INFORMATION), COMMONWEALTH OF MASSACHUSETTS EOTSS.
 - ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
 - THE SUBJECT PROPERTY FALLS IN ZONE X, "OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS:
COUNTY MIDDLESEX COUNTY
COMMUNITY STOW
MAP NUMBER 2501700361F
EFFECTIVE DATE JULY 7, 2014
 - NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THE DOCUMENT INVALID AND UNUSABLE.
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CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
- AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAINS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK ROSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35. ADS TYPE H12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
- THE TOWN OF STOW DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON GREAT ROAD.
- STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M10.3.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
- STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 1-1/2" BINDER COURSE AND 1-1/2" TOP COURSE OF CLASS 1 BITUMINOUS CONCRETE PAVEMENT, TYPE 1-1.
- THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES 1988 EDITION SECTION 460 FOR CLASS 1 BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.25.
- ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
- EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREeping RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

SEED AT THE RATE OF 2#/2,000 S.F. USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/ACRE OF WINTER RYE
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
- ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

NOI - LAND DISTURBANCE TABLE

ALL VALUES LISTED IN THIS TABLE REFER TO AREA METRICS MEASURED AND REPORTED IN SQUARE FEET	RIVERFRONT AREA				WETLAND AREA			
	0± S.F. (0% OF TOTAL SITE AREA)				78± S.F. (0.2% OF TOTAL SITE AREA)			
	100 FT BUFFER	200 FT BUFFER	20 FT BUFFER	100 FT BUFFER	20 FT BUFFER	100 FT BUFFER	20 FT BUFFER	100 FT BUFFER
GROUND COVER	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
UNDISTURBED OPEN SPACE	0	0	0	0	1,470	1,400	1,990	1,170
DISTURBED OPEN SPACE	0	0	0	0	1,140	1,210	15,060	9,830
IMPERVIOUS SURFACES	0	0	0	0	0	0	60	6,050
BUILDINGS & STRUCTURES	0	0	0	0	0	0	0	0
SUM (Σ)	0	0	0	0	2,610	2,610	17,050	17,050

PROPERTY REFERENCE TABLE

CURRENT OWNER OF RECORD:	NICHOLAS J. MAUCH
OWNER ADDRESS:	220 GREAT ROAD STOW MASSACHUSETTS 01775
ASSESSORS PARCEL ID:	277 / 29.0-0000-0001.0
DEED REFERENCE:	DEED BK 73669 PAGE 308
PLAN REFERENCE:	PLAN 726 OF 2000 PLAN 1052 OF 1965 PLAN 378 OF 1961 PLAN 1093 OF 1950 PLAN 1641 OF 1947 PB 223 PL 3 1949 COUNTY LAYOUT BROADLEY LANE 1928 COUNTY LAYOUT GREAT ROAD



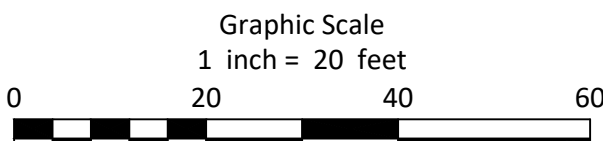
LEGEND

AC	AIR CONDITIONING UNIT	IR	IRON ROD	IRON ROD
AD	AREA DRAIN	IRC	IRON ROD W/ CAP	IRON ROD W/ CAP
BB	BITUMINOUS BERM	LA	LANDSCAPE AREA	LANDSCAPE AREA
BCC	BITUMINOUS CONCRETE CURB	LD	LEAD FLUG	LEAD FLUG
BO	BOARD FENCE	LG	LEDGE	LEDGE
BOR	BOULDER	MB	MAGNETIC NAIL	MAGNETIC NAIL
BIT	BITUMINOUS CONCRETE	MB#	SINGLE POST MAILBOX W/ NUMBER	SINGLE POST MAILBOX W/ NUMBER
BOR	GEOTECHNICAL BORING	MAGN	MAGNETIC SPIKE	MAGNETIC SPIKE
BP	BEANPOLE	MW	MONITORING WELL	MONITORING WELL
BRW	BRICK RETAINING WALL	OHV	OVERHEAD WIRE	OVERHEAD WIRE
BWF	BARRIER FENCE	PERF	PERFORATED PIPE	PERFORATED PIPE
BWL	BROKEN WHITE TRAFFIC LINE	PIF	POCKET FENCE	POCKET FENCE
BYL	BROKEN YELLOW TRAFFIC LINE	PRF	POST & RAIL FENCE	POST & RAIL FENCE
CB	CONCRETE BOUND	PVC	POLYVINYL CHLORIDE PIPE	POLYVINYL CHLORIDE PIPE
CBX	CABLE BOX	RCF	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
CC	CONCRETE CURB	RD	ROAD	ROAD
CL	CAST IRON PIPE	ROW	RIGHT-OF-WAY	RIGHT-OF-WAY
CLF	CENTER LINE	RP	RIPRAP	RIPRAP
CLF	CHAIN LINK FENCE	RRS	RAILROAD SPIKE	RAILROAD SPIKE
OMP	CORRUGATED METAL PIPE	RRW	RAILROAD TIE	RAILROAD TIE
CO	CLEAN OUT	SB	STONE BOUND	STONE BOUND
CONC	CONCRETE	SK	SLOPED GRANITE CURB	SLOPED GRANITE CURB
CONC	CORRUGATED PLASTIC PIPE	SSC	STONE	STONE
CPW	CONCRETE RETAINING WALL	SPK	10' GALVANIZED SPIKE	10' GALVANIZED SPIKE
CS	CURB STOP	SRW	STONE RETAINING WALL	STONE RETAINING WALL
CWB	CABLE WIRE BARRIER	STF	STOCKADE FENCE	STOCKADE FENCE
D	DOOR	STP	HUB STAKE	HUB STAKE
DH	DRILL HOLE	STW	STEP	STEP
DSK	DISK	SWL	STONEWALL	STONEWALL
DMP	DETECTABLE WARNING PAD	SWL	SOLID WHITE TRAFFIC LINE	SOLID WHITE TRAFFIC LINE
DYL	DOUBLE YELLOW TRAFFIC LINE	SWL	SOLID YELLOW TRAFFIC LINE	SOLID YELLOW TRAFFIC LINE
EDB	ELECTRIC BOX	TB	TOP OF FOUNDATION	TOP OF FOUNDATION
EM	ELECTRIC METER	TF	TOP OF FOUNDATION	TOP OF FOUNDATION
FF	FINISHED FLOOR	UF#	UTILITY POLE W/ NUMBER	UTILITY POLE W/ NUMBER
FMP	FIRE MAIN INDICATOR POST	VC	VERTICAL GRANITE CURB	VERTICAL GRANITE CURB
GBX	GAS BOX	VOC	VENT PIPE	VENT PIPE
GG	GAS GATE	W	WATER BOX	WATER BOX
GM	GAS METER	WF#	WETLAND FLAG W/ NUMBER	WETLAND FLAG W/ NUMBER
GPS	STEEL GUARDRAIL	WG	WATERGATE	WATERGATE
GRW	WOOD GUARDRAIL	WF	WIRE FENCE	WIRE FENCE
OSO	GAS SHUTOFF	WM	WATER METER	WATER METER
OT	GATE	WRW	WOOD RETAINING WALL	WOOD RETAINING WALL
HH	HAND HOLE	WSO	WATER SHUTOFF	WATER SHUTOFF
HP	HANDICAP			
HW	HEADWALL			
HYD	FIRE HYDRANT			
ICV	IRRIGATION CONTROL VALVE			
INV	DRAINAGE INVERT			

DRAFT

REVISIONS:	DATE	DESCRIPTION
0	1/13/21	ISSUED FOR PERMITTING
1	1/13/21	DATE
2	1/13/21	DESCRIPTION

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: WML



PREPARED BY:

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

PROJECT:

MAUCH RESIDENCE
220 GREAT ROAD
(MIDDLESEX COUNTY - SOUTH DISTRICT)
STOW, MASSACHUSETTS

TITLE:

NOTICE OF INTENT
SITE DEVELOPMENT PLAN

PREPARED FOR:

Nicholas J. Mauch
220 Great Road
Stow, Massachusetts 01775

DATE:

JANUARY 13, 2021

1 OF 1

EDC PROJECT NUMBER

3681

3681 ENG BASE.DWG